WARRANTY DEED

MTC 36120

23708 2

HAROLD ELLIOT,

Grantor(s) hereby grant, bargain, sell and convey to JACK D. SIKES and AMERYLLIS J. SIKES, husband and wife, Grantee(s) and grantee's heirs, successors and assigns the following described

real property, free of encumbrances except as specifically set forth herein in the County of KLAMATH and State of Oregon, to wit:

Lot 7 in Block 1 of PLAT NO. 1204, LITTLE RIVER RANCH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any:

Trust Deed, subject to the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advance as may be provided therein;

Dated: August 11, 1995 Recorded: August 16, 1995

Volume: M95, page 21772, Microfilm Records of Klamath County, Oregon

Amount: \$98,000.00 Grantor: Harold Elliot Trustee: Bend Title Company

Beneficiary: Ronald D. Rohlfing and Twila M. Rohlfing, as tenants by the

entirety or as joint tenants with rights of survivorship

(Covers other property)

and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

The true and actual consideration for this conveyance is \$ 24,950.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: PO BOX 594, MARCOLA, OR 97454

Dated this 29th day of August , 19 95

NOTARY ACKNOWLEDGEMENT

STATE OF __OREGON SS. August 29 19 95 COUNTY OF DESCHUTES Personally appeared the above named <u>Harold Elliot</u>

and acknowledged the foregoing instrument to be his voluntary act.

PUBLIC-OD 700 NO. 022.03 1988 Mar. 10, 1937 COMMISS

Beføre me:

Notary Public for Oregon

commission expires 03/10/97

(seal)

Return to: JACK D. SIKES PO BOX 594 MARCOLA, OR 97454

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